




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:10:21
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Assessment Data					Primary Image																																																																																																																				
Account 300005649 Parcel ID 1070-00-268-005-0-001-00 Cadastral ID 1070-268-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14646 PAINTER, RONALD GENE 1385 E PEARL WAY FORT MOHAVE AZ 86426-6024 Parcel Location Situs 00709 NE SECOND ST Subdivision MILLER'S ADDN Lot/Block 0005 / 0268 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-268-005-0-001-00 02/26/24</p>																																																																																																																				
Legal Description Lat/Long: 36.84062566 -99.62900391																																																																																																																									
Building Permits					TRAILER ONE / DRIVEWAY / SHED 3/4/2024																																																																																																																				
MILLERS ADD. BLOCK 268 LOTS 5-7-9-11					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

1070-00-268-005-0-001-00 02/26/24

TRAILER ONE / DRIVEWAY / SHED 3/4/2024

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 3,525
Total Area	x	Indicated Value	= 3,525
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	3,525		
Indicated Value	3,525	0.00	Per SqFt
Agland Value			
Site Improvements	3,173		
Total Value	6,698	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed Value-Blue/White Mobile home	Poor 24x12x8	Base	Formed Metal	288	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (18.87 x 288)	5,435		5,435	4,348	1,087
	SHDS	Shed - Small / WHITE-WOOD	12x26x8		Composition Shingle	312	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (18.30 x 312)	5,710		5,710	4,568	1,142
	PACN	Paving - Concrete / DRIVEWAY	24x10x0	Concrete		240	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.06 x 240)	1,214		1,214	971	243
	PACN	Paving - Concrete / SOUTH SIDEWALK	28x3x0	Concrete		84	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.30 x 84)	613		613	490	123
	PACN	Paving - Concrete / W- E SIDEWALK	48x3x0	Concrete		144	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.43 x 144)	926		926	741	185
	PACN	Paving - Concrete / WEST NS SIDEWALK	16x3x0	Concrete		48	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.82 x 48)	375		375	300	75
	PACN	Paving - Concrete / WEST DRIVEWAY	24x10x0	Concrete		240	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.06 x 240)	1,214		1,214	971	243



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	Qual 3	Cond 3	Year 1967	Eff Age 59		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.82 x 48)	375		375 300	75